093.0	0004	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	827,000 /	827,000
					USE VALUE:	827,000 /	827,000
					ASSESSED:	827,000 /	827,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39	-41	OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MINTER DAVID /CASTIGLIONE MARY
Owner 2:	
Owner 3:	
Street 1:	39 OVERLOOK ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MINTER DAVID S -
Owner 2:	-
Street 1:	39 OVERLOOK ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 2156 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5400.000	415,200	4,400	407,400	827,000
Total Card	0.124	415,200	4,400	407,400	827,000
Total Parcel	0.124	415,200	4,400	407,400	827,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.51 | /Parcel: 383.51

Legal Description

User Acct: 60285

GIS Ref:

GIS Ref:

Insp Date: 10/02/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 093.0-0004-0002.0

!7602!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	415,200	4400	5,400.	407,400	827,000		Year end	12/23/2021
2021	104	FV	396,500	4400	5,400.	407,400	808,300		Year End Roll	12/10/2020
2020	104	FV	396,900	4400	5,400.	407,400	808,700	808,700	Year End Roll	12/18/2019
2019	104	FV	309,100	4400	5,400.	413,200	726,700	726,700	Year End Roll	1/3/2019
2018	104	FV	309,100	4400	5,400.	308,500	622,000	622,000	Year End Roll	12/20/2017
2017	104	FV	290,100	4400	5,400.	279,400	573,900	573,900	Year End Roll	1/3/2017
2016	104	FV	290,100	4400	5,400.	267,700	562,200	562,200	Year End	1/4/2016
2015	104	FV	258,900	4400	5,400.	227,000	490,300	490,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:51:14

LAST REV

Date	Time
02/05/19	11:57:09
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7602

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MINTER DAVID S	32733-245		4/25/2001	Family	1	No	No		
MEHREZ HENRI &	30630-415		9/3/1999		295,000	No	No		
	16668-15		12/1/1985		188,500	No	No		Y

USER DEFINED

Prior Id # 1:	60285
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	MEAS&NOTICE	BS	Barbara S
4/28/2009	Inspected	189	PATRIOT
4/1/2009	Measured	372	PATRIOT
6/19/2000	MLS		
2/3/2000	Mailer Sent		
2/3/2000	Measured	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5400		Sq. Ft.	Site		0	70.	1.08	5									407,401						407,400	

Total AC/HA:	0.12397	Total SF/SM:	5400	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	407,401	Spl Credit		Total:	407,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN & GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	4 - Below Avg.		
Insulation:	4 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.13692260
Const Adj.:	0.95554996
Adj $ / SQ:	195.550
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	601712
Depreciation:	186531
Depreciated Total:	415181

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

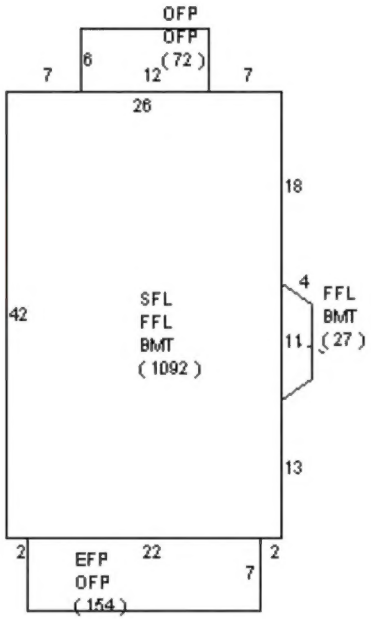
No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	195.55
Special Features:	0	Val/Su Net:	111.40
Final Total:	415200	Val/Su SzAd	192.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,119	58.660	65,646
FFL	First Floor	1,119	195.550	218,820
SFL	Second Floor	1,037	195.550	202,863
OFP	Open Porch	298	21.060	6,275
EFP	Enclos Porch	154	42.910	6,608

Net Sketched Area:	3,727			Total:	500,212
Size Ad	2156.4000	Gross Area	3782	FinArea	2156

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 093.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1915	22.72	T	40	104			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400